

**3. MIRACLE VALLEY PRAISE &
WORSHIP CENTER, INC**
(Applicant)

11-9-CZ8-3 (11-053)
Area 8/District 02
Hearing Date: 09/01/11

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1951	L.S. Simon	- Zone change to RU-2	BCC	Approved with Conditions
1964	J. Laurence Eisenberg	- Non-Use Variance of lot frontage	ZAB	Approved
1976	Fredrick & Azalean Stewart	- Variance for lot frontage & area to permit 50' frontage and 7,100 area for a duplex	BCC	Approved with Conditions

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

APPLICANT: Miracle Valley Praise & Worship Center

PH: Z11-053 (11-9-CZ8-3)

SECTION: 11-53-41

DATE: September 1, 2011

COMMISSION DISTRICT: 2

ITEM NO.: 3

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A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

- Special exception to permit an existing religious facility with reduced front, interior side and rear setbacks that is spaced less than required from a residence under different ownership.
- To permit the existing religious facility with a two-way drive with less width and without a dissimilar land use buffer along areas of its interior side property lines.

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit the existing fellowship hall building setback varying from 14' to 20' (25' required) from the front (east) property line.
- (3) Applicant is requesting to permit the existing sanctuary building setback 11' from the interior side (southwest) and 25' from the interior side (south) property lines (50' required for each) and spaced less than the required 75' from a residence under different ownership to the southwest.
- (4) Applicant is requesting to permit a two-way driveway with a width of 18' (20' minimum is required).
- (5) Applicant is requesting to waive the required 5' dissimilar land use buffer including a 6' high wall, fence or hedge and buffer trees along the interior side (west and south) property lines.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Miracle Valley Praise and Worship," as prepared by Etienne Prophete, Professional Engineer, consisting of five (5) sheets and dated stamped received 5/2/1011. Plans may be modified at public hearing.

o **LOCATION:** 1930 NW 70 Street, Miami-Dade County, Florida.

o **SIZE:** 0.91 acre

B. ZONING HEARINGS HISTORY:

In 1951, pursuant to Resolution #4142, a portion of the subject property abutting NW 69 terrace was rezoned from RU-2 (Two Family Residential District), to RU-3 (Two-Story Apartment House District). Said portion of the subject parcel was subsequently rezoned to RU-2 in 1954, pursuant to Resolution #7167. Said parcel and another portion of the subject property abutting NW 20 Avenue, both of which were separate parcels, were approved in 1964 and 1976 to allow the development of residences on substandard parcels.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; religious facility

Low-Medium Density Residential, 6 to 13 dua

Surrounding Properties:

NORTH: RU-2; single-family residences,
vacant land

Low-Medium Density Residential, 6 to 13 dua

SOUTH: RU-2; single-family residences

Low-Medium Density Residential, 6 to 13 dua

EAST: RU-2; single-family residences

Low-Medium Density Residential, 6 to 13 dua

WEST: RU-2; single-family residences

Low-Medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENT:

DERM
Public Works
Parks
MDT
Fire Rescue
Police
Schools

No Objection*
No objection
No objection
No objection
Objects
No objection
No comment

*Subject to the conditions indicated in their memorandum.

E. PLANNING AND ZONING ANALYSIS:

The subject property is an irregularly shaped 0.91 acre RU-2, Two-Family residential District parcel that is located within the Urban Development Boundary (UDB) and is designated for **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that the religious facility is a permitted use in this area and as such is **consistent** with the LUP map of the CDMP. However, when evaluating the compatibility among proximate land uses, **Policy LU-4A** of the CDMP requires that staff shall consider such factors as noise, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and

safety among other things. The applicant seeks to permit the existing religious facility, with reduced front and interior side setbacks, reduced spacing from a residence under different ownership, a reduced two-way drive width and to waive the required 5' wide dissimilar land use buffer along interior side property lines. Staff opines that the 0.91 acre subject property has adequate area to accommodate this facility without the requested variances. As such, staff opines that the approval of this application would have a negative aural and visual impact on the surrounding residential properties, would be **incompatible** with same and therefore, should be denied without prejudice.


When analyzing request #1, a Special Exception to permit a religious facility, under Section 33-311(A)(3), Standards For **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that, as proposed, the religious facility would be **incompatible** with the surrounding area and should be denied without prejudice. Although a religious facility located to the southwest of the subject parcel at 6825 NW 20 Avenue, was approved pursuant to Resolution #3-ZAB-227-67, in June 1967, staff opines that the subject property of this application is made up of several parcels within this block and has sufficient area to accommodate the religious facility without requesting variances of setbacks and spacing from residences and creating a negative visual or aural impact on same. **As such, staff opines that approval of the request would be incompatible with the surrounding area therefore recommends denial without prejudice of request #1 under Section 33-311(A)(3).**

When requests #2 through #5 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff is of the opinion that approval of these requests would be **incompatible** with the surrounding area and would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff opines that the irregularly shaped subject parcel has sufficient area to accommodate the religious facility without these requested variances, which could result in this public assemblage facility having a negative aural and visual impact on the surrounding residences. **Therefore, staff recommends that requests #2 through #5 should be denied without prejudice under Section 33-311(A)(4)(b) (Non-Use Variance Standards).**

Based on the aforementioned, staff opines that although the approval of the existing religious facility would be **consistent** with the LUP map of the CDMP, based on the submitted plans, the approval of the facility with the existing variances would be **incompatible** with the area and therefore should be denied. **Staff therefore recommends denial without prejudice of request #1 under Section 33-311(A)(3) and requests #2 through #5 under Section 33-311(A)(4)(b) (Non-Use Variance Standards).**

- F. **RECOMMENDATION:** Denial without prejudice.
- G. **CONDITIONS :** None.

DATE TYPED: 06/30/11
DATE REVISED:
DATE FINALIZED: 08/02/11
MCL: GR: NN: AN:CH:

For 

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDW

ZONING RECOMMENDATION ADDENDUM

Miracle Valley Praise and Worship Center
Z11-053

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low-Medium Density	Low-Medium Density. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre
Residential Communities	The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship , daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.
Policy LU-4A	Policy LU-4A. of the Land Use Element states that when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3)	Special Exception, Unusual and New Uses. Hear applications for and grant or deny special exceptions ; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.
Section 33-311(A)(4)(b)	Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required

PLANNING AND ZONING
AGENDA OFFICE


2011 AUG -2 P 1:42

PLANNING AND ZONING
AGENDA OFFICE
2011 AUG -2 P 1:42

Memorandum

Date: July 18, 2011

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management 

Subject: C-08 #Z2011000053-1st Revision
Miracle Valley Praise and Worship Center, Inc.
1930 N.W. 70 Street
Special Exception to Permit a Religious Facility
(RU-2) (0.91 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit TREE-002937-2011 has been modified to include all the subject properties folios (30-3115-017-0090, 0060, 0080, 0130, 0070 and 0140). This permit was issued to Miracle Valley Praise and Worship Center LLC, on March 17, 2011 and approved the after-the-fact removal of regular size trees on the sites. As per this permit one specimen size gumbo limbo tree and one non specimen size live oak tree located within folio 30-3115-017-0140 are required to be preserved as identified in DERM-approved permitted plans.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other tree on the subject properties.

Please contact this Program at 305-372-6600 for information regarding tree permits.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PH# Z2011000053
CZAB - C08

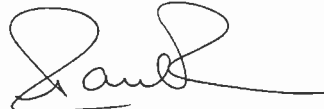
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

21-JUN-11



Memorandum

Date: 14-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000053

Fire Prevention Unit:

This memo supersedes MDFR memo dated May 23, 2011.

OBJECTIONS:

- Two-Way drive widths shall not be less than 20 feet minimum.
- Provide Knox key switch for electric gates or Knox padlock for manual gates.

Service Impact/Demand

Development for the above Z2011000053
located at 1930 NW 70 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		Industrial	
N/A	square feet	1,110	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.75 alarms-annually.
The estimated average travel time is: 6:10 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 2 - Modeel Cities - 6460 NW 27 Avenue
Rescue, BLS 65' Aerial, Battalion 5.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE
COUNTY

Date: June 13, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: *M.U.* Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000053: Miracle Valley Praise and Worship Center

Application Name: Miracle Valley Praise and Worship Center

Project Location: The site is located at 1930 NW 70th Street, Miami-Dade County.

Proposed Development: The applicant is requesting a zoning variance for a special exception to permit a religious facility and a variance for a reduced side yard setback.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 12-MAY-11

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

MIRACLE VALLEY PRAISE &
WORSHIP

1930 NW 70 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000053

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No open cases.

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

NCO Chris Albury

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Dat

Evaluator: CARL HARRISON

08/11/11

Process #: **Applicant's Name**

Z2011000053 MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.

Locations: 1930 NW 70 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 0.91 ACRE

Folio #: 3031150170140

Request:

- 1 S.E. to permit a religious facility.
- 2 Applicant is requesting to permit the existing fellowship hall building setback varying from 14' to 20' (25' required) from the front (East) property line.
- 3 Applicant is requesting to permit the existing sanctuary building setback 6' from the interior side (West) property line and setback 25' from the interior side (South) property line (50' required for each).
- 4 Applicant is requesting to permit the existing sanctuary building spaced less than the required 75' from a residence under different ownership to the southwest.
- 5 Applicant is requesting to permit a two-way driveway with a width of 18' (20' minimum is required).
- 6 Applicant is requesting to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the interior side (West) and (South) property lines.

EXISTING ZONING

Subject Property RU-2,

EXISTING USE DUPLEX

SITE CHARACTERISTICS

STRUCTURES ON SITE:

CHURCH HOUSE

USE(S) OF PROPERTY:

CHURCH

FENCES/WALLS:

IRON FENCE ALL AROUND THE PROPERTY

LANDSCAPING:

VERY LITTLE

BUFFERING:

IRON FENCE

VIOLATIONS OBSERVED:

NO CERTIFICATE OF USE FOR THIS PROPERTY

OTHER:

VERY FEW TREES, NEEDS MORE LANDSCAPE

ZONING INSPECTION REPORT

Process # Applicant's Name

Z2011000053 MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.

SURROUNDING PROPERTY

NORTH:

RESIDENTIAL HOMES WITH VACANT LOT

SOUTH:

RESIDENTIAL HOMES

EAST:

VACANT PROPERTY

WEST:

RESIDENTIAL HOMES

SURROUNDING AREA

RESIDENTIAL HOUSES

NEIGHBORHOOD CHARACTERISTICS:

RESIDENTIAL NEIGHBORHOOD

COMMENTS:

Inspector **EDWARDS, RALPH**

Evaluator **CARL HARRISON**

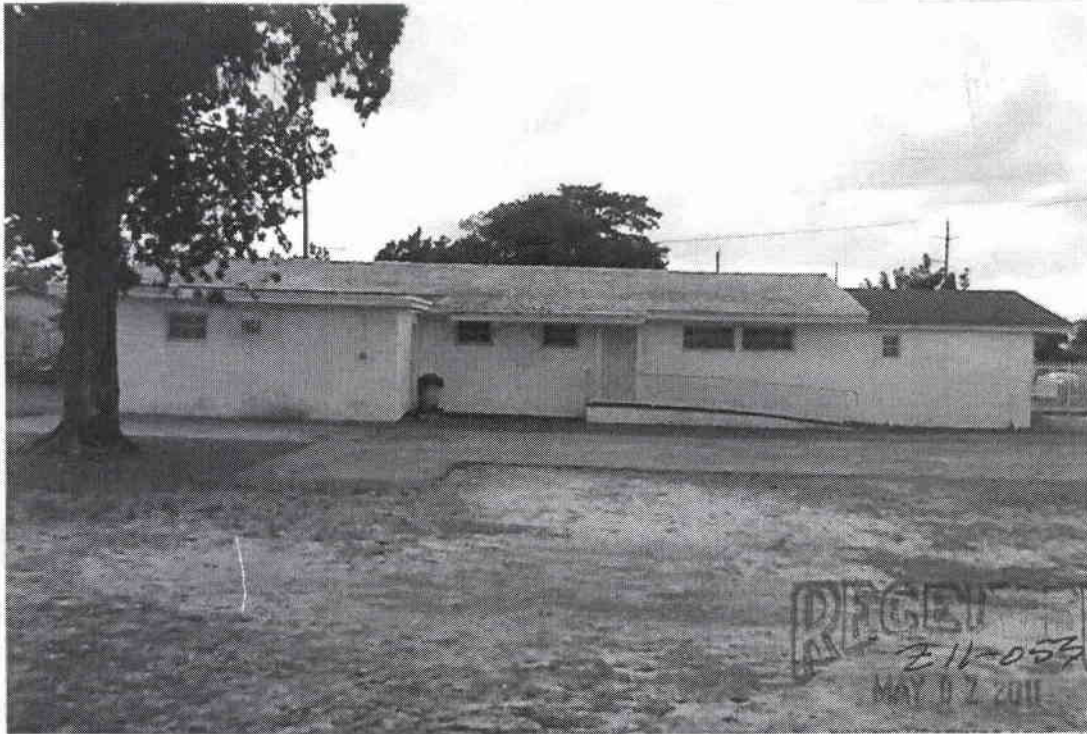
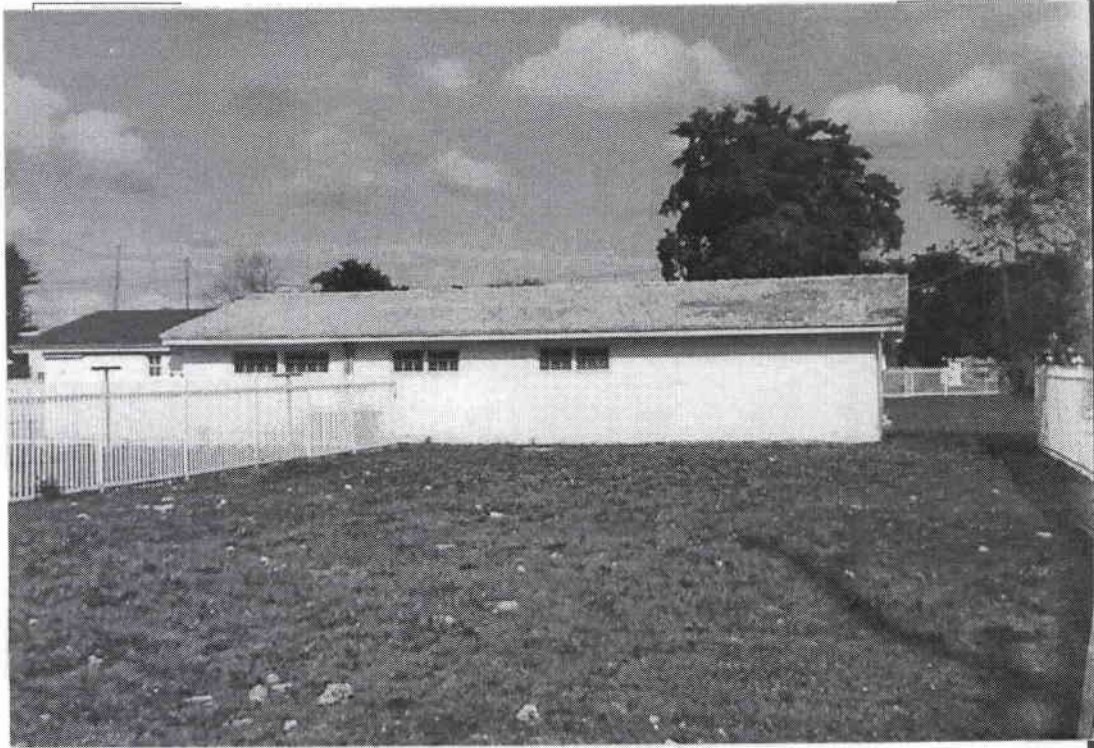
Process Number: **Z2011000053** Applicant Name **MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.**



Date: 11-AUG-11

Comments: FRONT ELEVATION LOOKING SOUTH

PHOTOGRAPHS



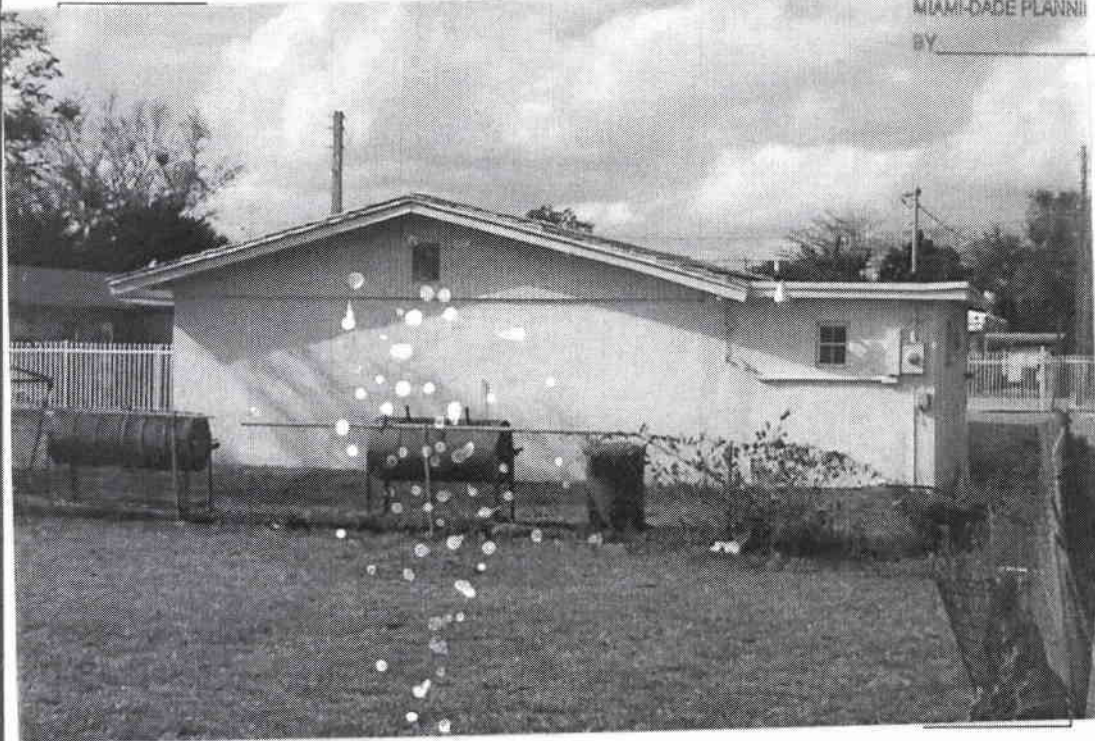
MIAMI-DADE PLANNING AND ZONING DEPT.

BY WJ

PHOTOGRAPHS

RECEIVED
211-053
MAY 9 2011

PLANNING
MIAMI-DADE PLANNING
BY
PLANNING
SECTION
AND ZONING DEPT.



DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

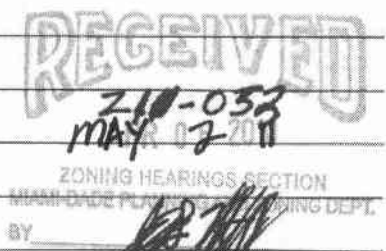
not for profit

CORPORATION NAME: MIRACLE VALLEY PRAISE AND WORSHIP CENTER, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>NORMAN McCRAH SR. PRESIDENT</u>	<u>0</u>
<u>JOSEPH G. CLARK VICE Pres.</u>	<u>0</u>
<u>ELIZABETH TIBBS TREASURER</u>	<u>0</u>
<u>STEPHANIE GREEN SECRETARY</u>	<u>0</u>

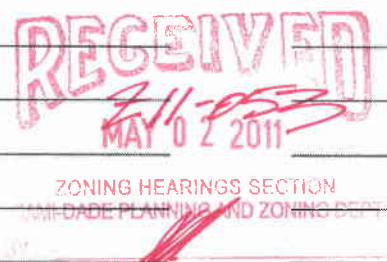
If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
	

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
	

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons owning the ultimate ownership interests].

NAME OF PURCHASER: N/A

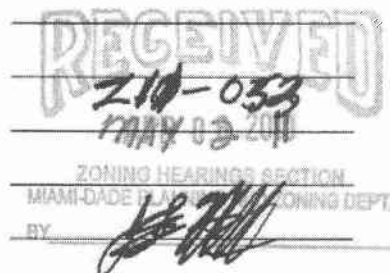
NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

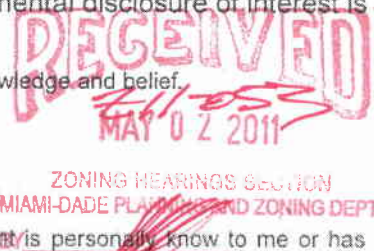
N/A



NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

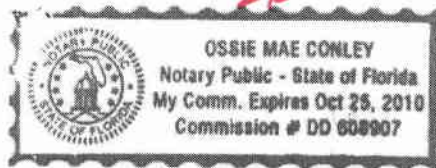
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Bishop Norman McKay, Sr.
(Applicant)



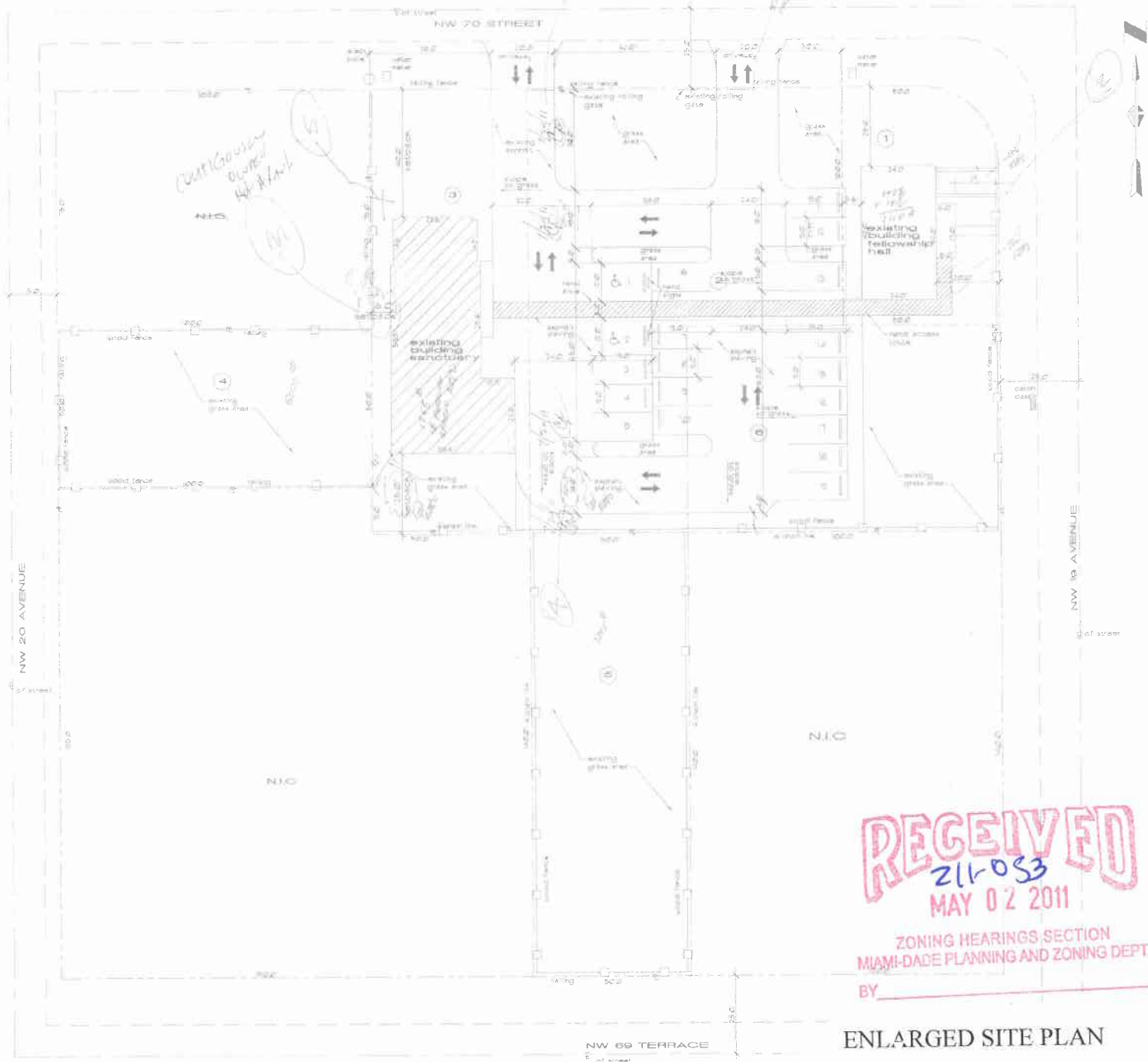
Sworn to and subscribed before me this 01 day of February 2010. Affiant is personally known to me or has produced DL# M260-6263844-6 as identification.

Ossie Mae Conley
(Notary Public)



My commission expires: Oct. 25-2016

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

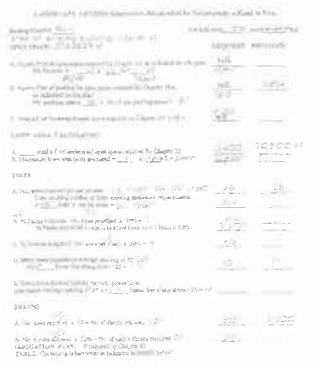


SITE PLAN

RECEIVED
21-053
MAY 02 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

ENLARGED SITE PLAN



1. *What is the purpose of the study?* The purpose of the study is to investigate the effect of the use of a mobile learning application on the learning outcomes of students in a distance education program.

2. *What are the research questions?* The research questions are: (1) What is the effect of the use of a mobile learning application on the learning outcomes of students in a distance education program? (2) What are the factors that affect the use of a mobile learning application? (3) What are the factors that affect the learning outcomes of students in a distance education program?

3. *What is the significance of the study?* The significance of the study is that it provides a comprehensive overview of the current state of research on the use of mobile learning applications in distance education programs. It also provides a theoretical framework for understanding the factors that affect the use of mobile learning applications and the learning outcomes of students in a distance education program.

4. *What are the limitations of the study?* The limitations of the study are that it is a cross-sectional study and therefore cannot establish a causal relationship between the use of a mobile learning application and the learning outcomes of students in a distance education program. Additionally, the study is limited to the use of a single mobile learning application and therefore cannot generalize the findings to other mobile learning applications.

5. *What are the conclusions of the study?* The conclusions of the study are that the use of a mobile learning application has a positive effect on the learning outcomes of students in a distance education program. Additionally, the study found that the factors that affect the use of a mobile learning application are the perceived ease of use, the perceived usefulness, and the social norms.

NO
TID BOOKS ON FREEMAS

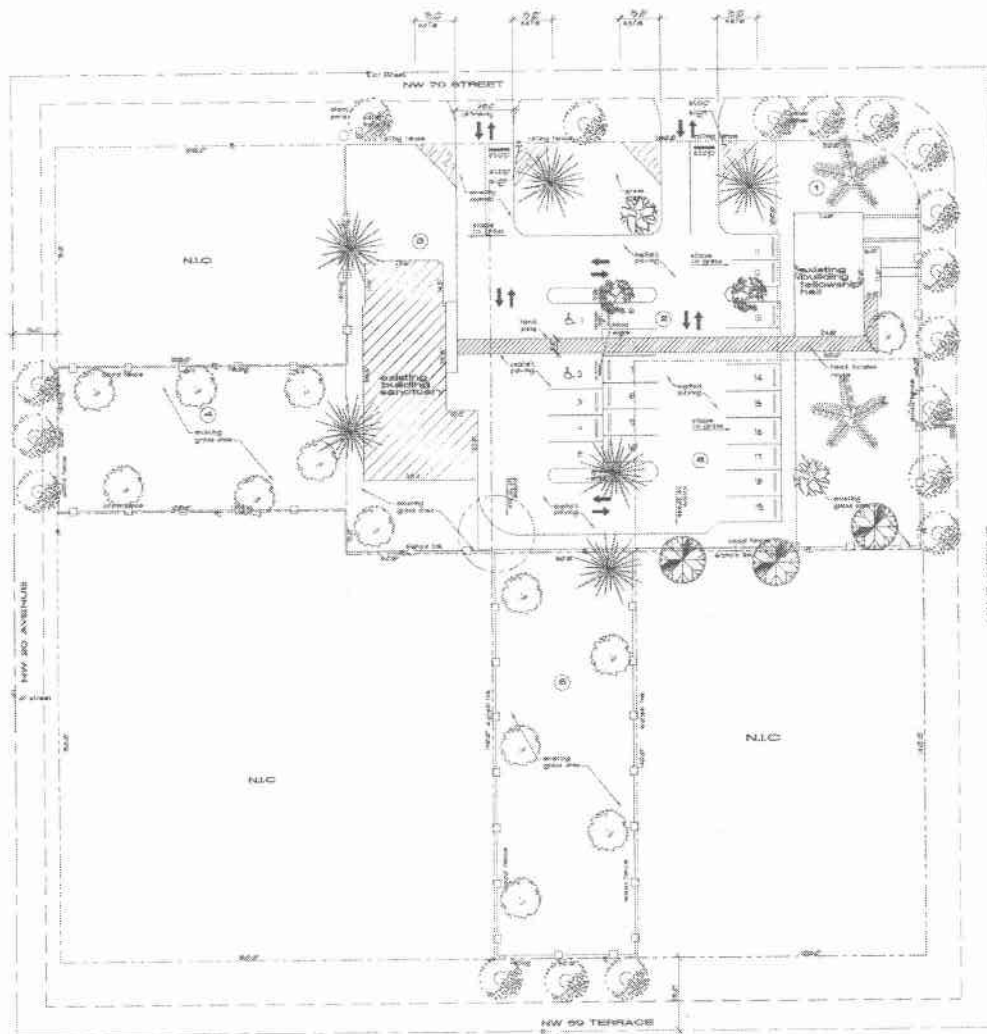
ETIENNE FRYMAN-GREY P.E.
P.E. NO. 44046
04/02/2010

PLANS FOR
MIRACLE VALLEY PRAISE
AND WORSHIP CENTER
1930 NW 70 STREET
MIAMI, FLORIDA

NAME: ALAN
 ADDRESS: 1234
 CITY: NEW YORK
 STATE: NY
 ZIP: 10001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

23

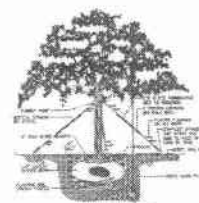


LANDSCAPE LEGEND

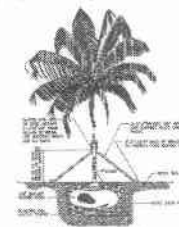
- live oak 12' at installation (r/w trees 18)
- mahogany 10' ht. at installation (2)
- alexander palm 10' ht. at installation (6)
- palm tree 10' ht. at installation (2)
- queen palm 12'-14' ht. at installation (13)
- mahogany 10' ht. (12' at installation) (3)
- royal poinciana (12' at installation) (2)
- existing tree

compact evergreen hedges 5'-20' in height (4 maturity) 30' ht. min. at installation

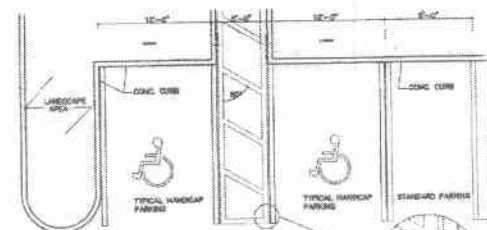
handicap parking



TYPICAL TREE



TYPICAL PALM



TYPICAL SPACE & HANDICAP PARKING DETAIL

LANDSCAPING

SCALE: 1/4\"/>

RECEIVED
2-11-053
MAY 02 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ETIENNE PROPHETE
PROF. ENG.
2733 SW 46 COURT
DANIA, FLORIDA
TEL. 954.991.8823
CIVIL 44316

PLANS FOR
MIRACLE VALLEY PRAISE
AND WORSHIP CENTER
1930 NW 70 STREET
MIAMI, FLORIDA

DRAWN BY
JAM
CHECKED BY
EP
DATE
07-28-04
PROJECT NO.
04-008
SHEET NO.
N



WOOD FENCE DETAIL

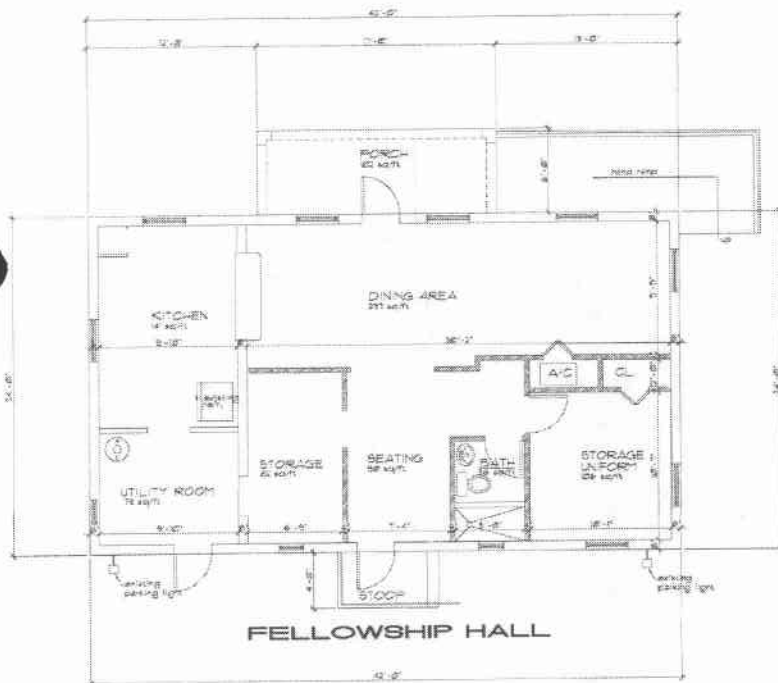


ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DRAWN BY
JAM
CHECKED BY
EP
DATE
05/10/05
PROJECT NO.
05-015
DRAWING NO.

3

25

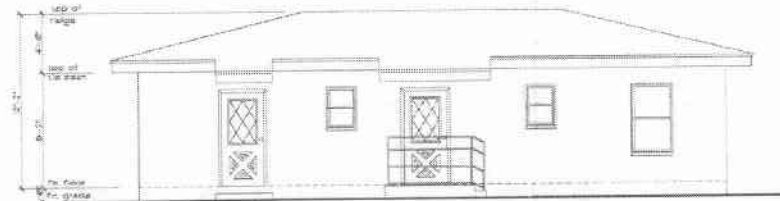


EXISTING FLOOR PLAN

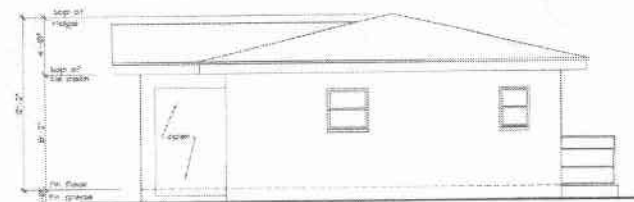
LEGEND
BUILDING FOOTPRINT COVERAGE: 1,008 SQ. FT.
FRONT COVERED PORCH: 62 SQ. FT.



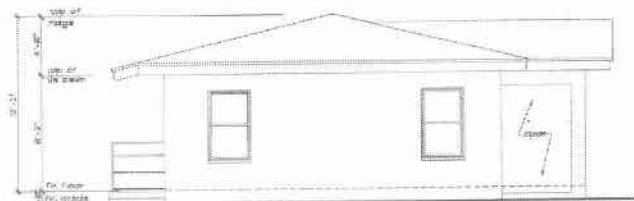
EXISTING EAST ELEV.



EXISTING WEST ELEV.



EXISTING NORTH ELEV.



EXISTING SOUTH ELEV.

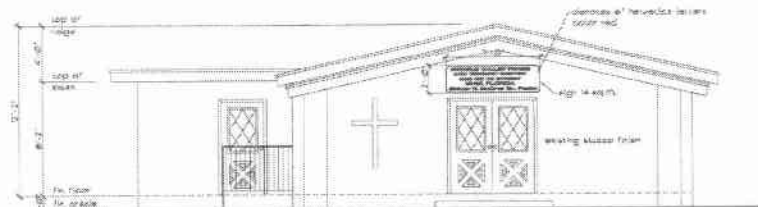
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21-053
MAY 02 2011

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

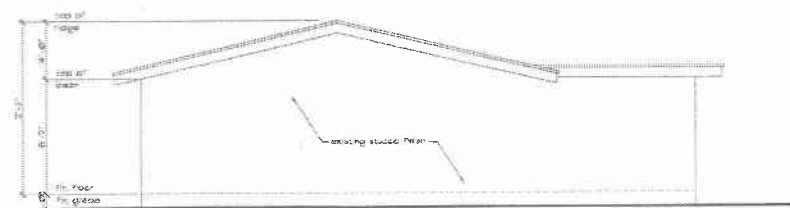
ETIENNE PROPHETE
PROF. ENG.
2733 SW 46 COURT
DANIA, FLORIDA
TEL. 954.991.8823
CIVIL 44316

PLANS FOR:
MIRACLE VALLEY PRAISE
AND WORSHIP CENTER
1930 NW 70 STREET
MIAMI, FLORIDA

DESIGNED BY
JAM
CHECKED BY
EP
DATE
08.03.05
PROJECT NO.
08-019
DRAWING NO.
5



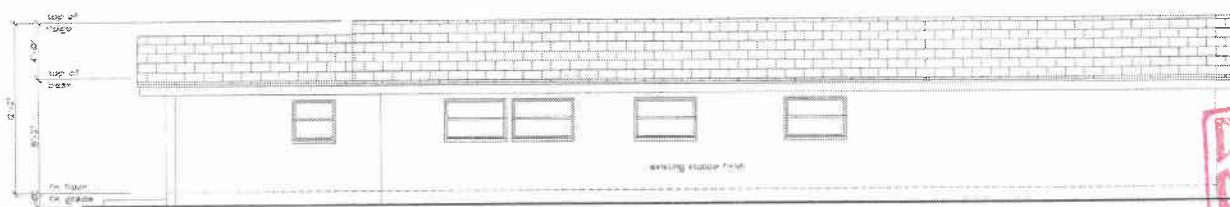
NORTH ELEV.



SOUTH ELEV.



EAST ELEV.



WEST ELEV.

RECEIVED
 MAY 11 2011
 MAY 02 2011

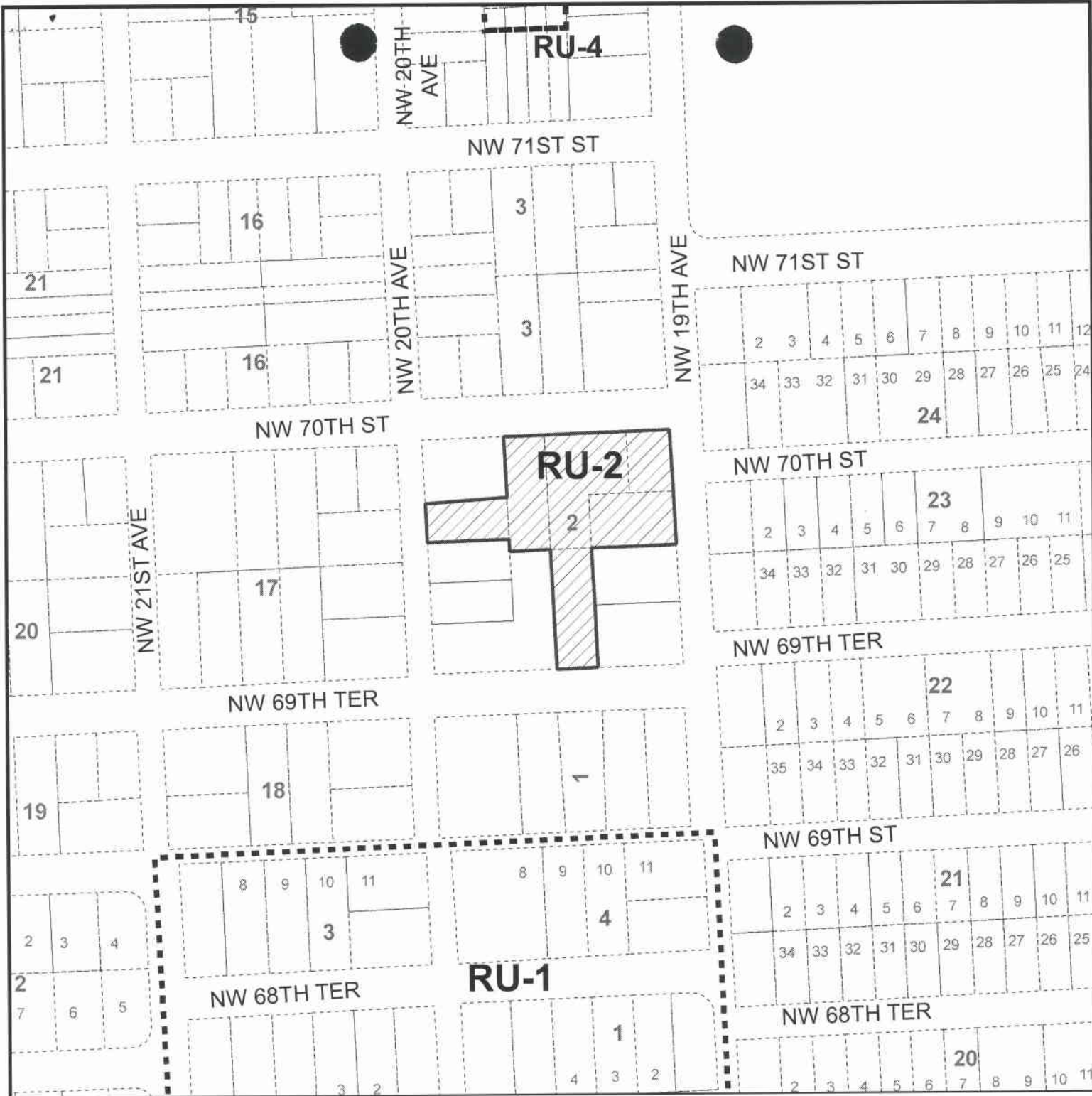
ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

DATE	DESCRIPTION	BY

ETIENNE PROPHETE
 PROF. ENG.
 2733 SW 46 COURT
 DANIA, FLORIDA
 TEL. 954.391.8823
 CIVIL 44316

FOR PLANS FOR:
 MIRACULOUS VALLEY PRAISE
 AND WORSHIP CENTER
 1930 NW 70 STREET
 MIAMI, FLORIDA

DESIGNED BY	JAM
CHECKED BY	SEP
DATE	05-10-11
PROJECT NO.	05-015
DRAWING NO.	4



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000053

Section: 15 Township: 53 Range: 41
 Applicant: MIRACLE VALLEY PRAISE & WORSHIP
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 27, 2011

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000053

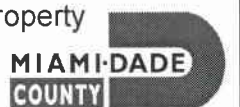


Section: 15 Township: 53 Range: 41
 Applicant: MIRACLE VALLEY PRAISE & WORSHIP
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend



Subject Property



SKETCH CREATED ON: Friday, May 27, 2011

REVISION	DATE	BY

Memorandum

MIAMI-DADE
COUNTY

Date: August 23, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning - 3

From: Jack Kardys, Director
Park and Recreation Department

Subject: Blanket Concurrency Approval for Local Recreation Open Space Planning

RECEIVED
SEP - 2 2010
PLANNING & ZONING
METROPOLITAN PLANNING SECT

Mark W
SCANNED

This memorandum updates the blanket concurrency approval memo of October 1, 2009. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2011. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Deputy Director, Planning & Development, PARD
Maria Nardi, Chief, Planning and Research Division, PARD

RECEIVED
AUG 31 2010

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

201008314

2010 Local Recreation Open Space Level of Service

Park Benefit District	Unincorporated Population ⁽¹⁾ Plus Permitted Development	Standard @ 2.75 Acres Per 1000 Residents	Public Park Acres ⁽²⁾	School Acres ⁽³⁾	Private Open Space Acres ⁽⁴⁾	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	369,030	1,014.83	1,005.65	299.82	110	1,415.47	400.64	139%
2	595,444	1,637.47	1,619.43	356.30	137	2,112.73	475.26	129%
3	149,463	411.02	526.78	96.62	17	640.40	229.38	156%
TOTAL	1,113,937	3,063.33	3,151.86	752.74	264	4,168.60	1,105.27	136%

Source: (1) Miami Dade Department of Planning and Zoning, June 2009

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, June 2009

(3) Miami-Dade County School Board, Site Planning Department 11/28/08

(4) Private Open Space is one-half of total private acres.

Memorandum



Date: September 30, 2010

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2015-16 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2011), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Paul Mauriello, Deputy Director, Operations (Designate)
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2010-11 Through Fiscal Year 2019-20

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
OCT. 1, 2010 TO SEPT. 30, 2011	1,565,000	182,029	137,000	45,029	1,911,394	149,000	1,762,394	1,775,219	231,000	1,544,219	250,000	767,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,565,000	45,029	45,029	0	1,762,394	240,971	1,521,423	1,544,219	231,000	1,313,219	250,000	767,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,565,000	0	0	0	1,521,423	286,000	1,235,423	1,313,219	231,000	1,082,219	250,000	767,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,565,000	0	0	0	1,235,423	286,000	949,423	1,082,219	231,000	851,219	250,000	767,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,565,000	0	0	0	949,423	286,000	663,423	851,219	231,000	620,219	250,000	767,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,565,000	0	0	0	663,423	383,500	279,923	620,219	383,500	236,719	0	767,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,565,000	0	0	0	279,923	279,923	0	236,719	231,000	5,719	0	510,923
OCT. 1, 2017 TO SEPT. 30, 2018	1,565,000	0	0	0	0	0	0	5,719	5,719	0	0	5,719
OCT. 1, 2018 TO SEPT. 30, 2019	1,565,000	0	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2019 TO SEPT. 30, 2020	1,565,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				1			6			7		6

ANNUAL DISPOSAL RATE (In tons)

RESOURCES RECOVERY ASHFILL	137,000
SOUTH DADE LANDFILL	149,000
NORTH DADE LANDFILL	231,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	767,000

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeetanta Ash will go to South Dade Landfill and WMI until further cells are constructed.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons. 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009 through June, 2010, and projected tons for August and September, 2010.

Memorandum



Date: September 15, 2010

To: Marc C. La Ferrier, Director
Department of Planning and Zoning

From: Harpal S. Kapoor, Director
Miami-Dade Transit

Subject: FY09 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2010 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations for most areas of Miami-Dade County with the exception of partial alignment segments of the following five routes:

- Route 24 alignment - 40-minute headway - the segment along SW 26th Street (Coral Way) from SW 137th Avenue to SW 153rd Court.
- Route 54 alignment - 40-minute headway - performing a turn around loop that encompasses the following segments: along NW 82nd Avenue, from NW 170th Street to NW 186th Street (Miami Gardens Drive); the segment west along NW 186th Street (Miami Gardens Drive) from NW 82nd Avenue to NW 87th Avenue; the segment north along NW 87th Avenue from NW 186th Street (Miami Gardens Drive) to NW 192nd Street; the segment east on NW 192nd Street from NW 87th Avenue to NW 82nd Avenue, and to complete the loop, the segment on NW 82nd Avenue from NW 192nd Street south to NW 186th Street (Miami Gardens Drive).
- Route 56 alignment - 60-minute headway - the segment along SW 107th Avenue from SW 56th Street (Miller Road) south to SW 72nd Street (Sunset Drive) and the segment along SW 117th Avenue from SW 72nd Street (Sunset Drive) south to SW 104th Street (Killian Parkway).
- Route 136 alignment - 50-minute headway - most of the route segments west of the South Miami-Dade Busway are not in compliance. These segments include the following: along SW 104th Street (Killian Parkway) from the South Miami-Dade Busway west to SW 87th Avenue; along SW 87th Avenue from SW 104th Street (Killian Parkway) south to SW 128th Street; along SW 128th Street from SW 87th Avenue to SW 92nd Avenue; the segment from SW 92nd Avenue making a half loop, going east on to SW 129th Terrace to SW 89th Place and then south to SW 136th Street; the segment along SW 136th Street from SW 89th Place west

to SW 107th Avenue; the segment along SW 107th Avenue from SW 136th Street to SW 128th Street; the segment along SW 128th Street from SW 107th Avenue to SW 117th Avenue; the segment along SW 120 Street from SW 117th Avenue to SW 147th Avenue; the segment along SW 147th Avenue from SW 120th Street north to SW 112th Street; and, the segment along SW 112th Street from SW 147th Avenue east to SW 137th Avenue.

- Route 252 alignment - 40-minute headway – The segment west of SW 152nd Avenue, along SW 152nd Street from SW 152nd Avenue west to SW 162nd Avenue; then performing a loop around going north on SW 162nd Avenue to SW 144th Street and east on SW 144th Street to SW 160th Avenue and back south on SW 160th Avenue to SW 152nd Street.

There are other segments of Routes not meeting the 30-minute peak headway; however, their alignment is intertwined with other Routes, therefore meeting the concurrency level for those segments.

This memo serves to re-authorize your department to review and approve concurrency applications in all areas of Miami-Dade County with the exception of those five areas mentioned above, where the routes do not meet the 30-minute headway concurrency threshold.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2010 to September 30, 2011, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Maria Batista, Principal Planner in our Department. Your continued cooperation on these important matters is greatly appreciated.

cc: Susanna Guzmán-Arean
Maria C. Batista

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010